

15553-57 TEXACO AVENUE | PARAMOUNT, CA



37,111 SF

Industrial For Sale

CBRE



PROPERTY HIGHLIGHTS



±37,111 SF Industrial Building — Currently Divisible
(±16,630 SF & ±20,481 SF)



±5,602 SF of Office Space



3 Dock-High & 2 Ground-Level Oversized Loading
Doors



±16' Minimum Clear Height



800 Amps · 277/480V with Gas Service



±67,954 SF Lot (±1.56 Acres)



Large Secured Fenced Yard (±14,000 SF)



Immediate 710 / 105 / 91 / 605 Freeway
Access



Built 1973



SBA-Eligible with In-Place Income — Ideal for
Owner-Users

LEGEND

- Dock-High Door
- ▲ Grade-Level Door

15557 Texaco Ave
Warehouse: 20,481 SF
Office: ±1,074 SF

15553-15555 Texaco Ave
Warehouse: 16,630 SF
Office: ±4,528 SF

FENCED YARD

TEXACO AVE

Office

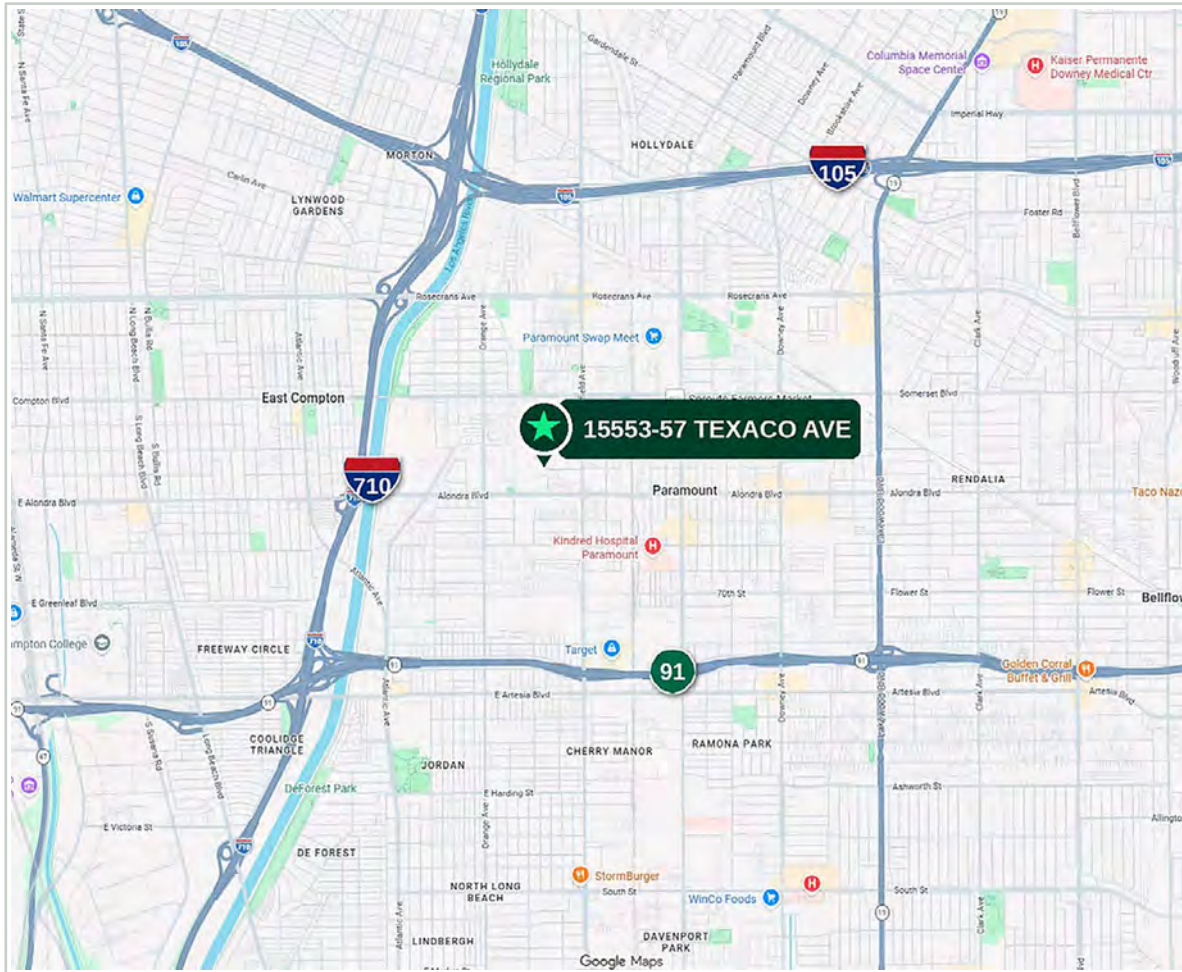
Office

Office

GATE

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LOCATION & ACCESS



15553-57 Texaco Avenue

Paramount, CA 90723

- Immediate access to the 710, 105, 91 & 605 Freeways
- Centrally located in the Mid-Counties industrial submarket
- Minutes to the Ports of Long Beach & Los Angeles
- Dense infill location with strong owner-user & tenant demand



FOR MORE DETAILS, PLEASE CONTACT:

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